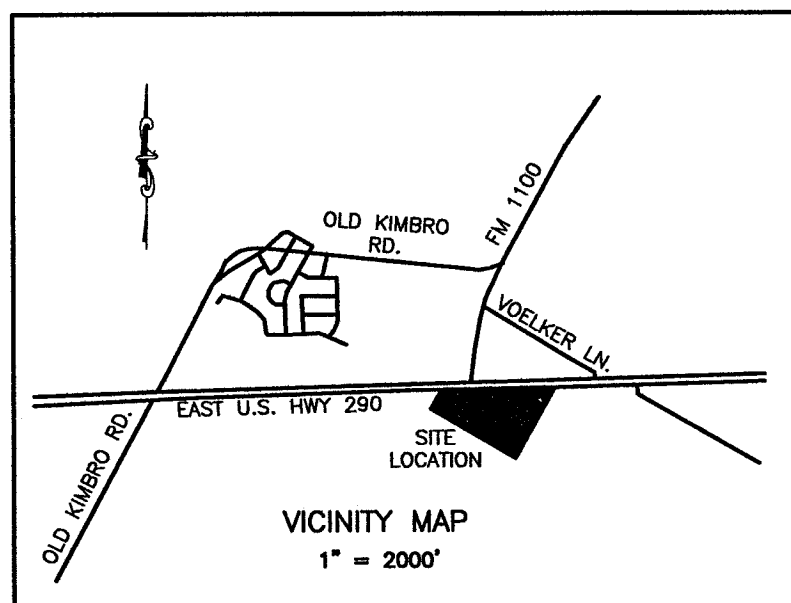
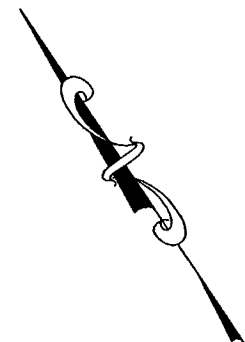
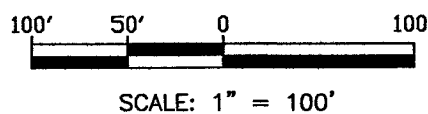
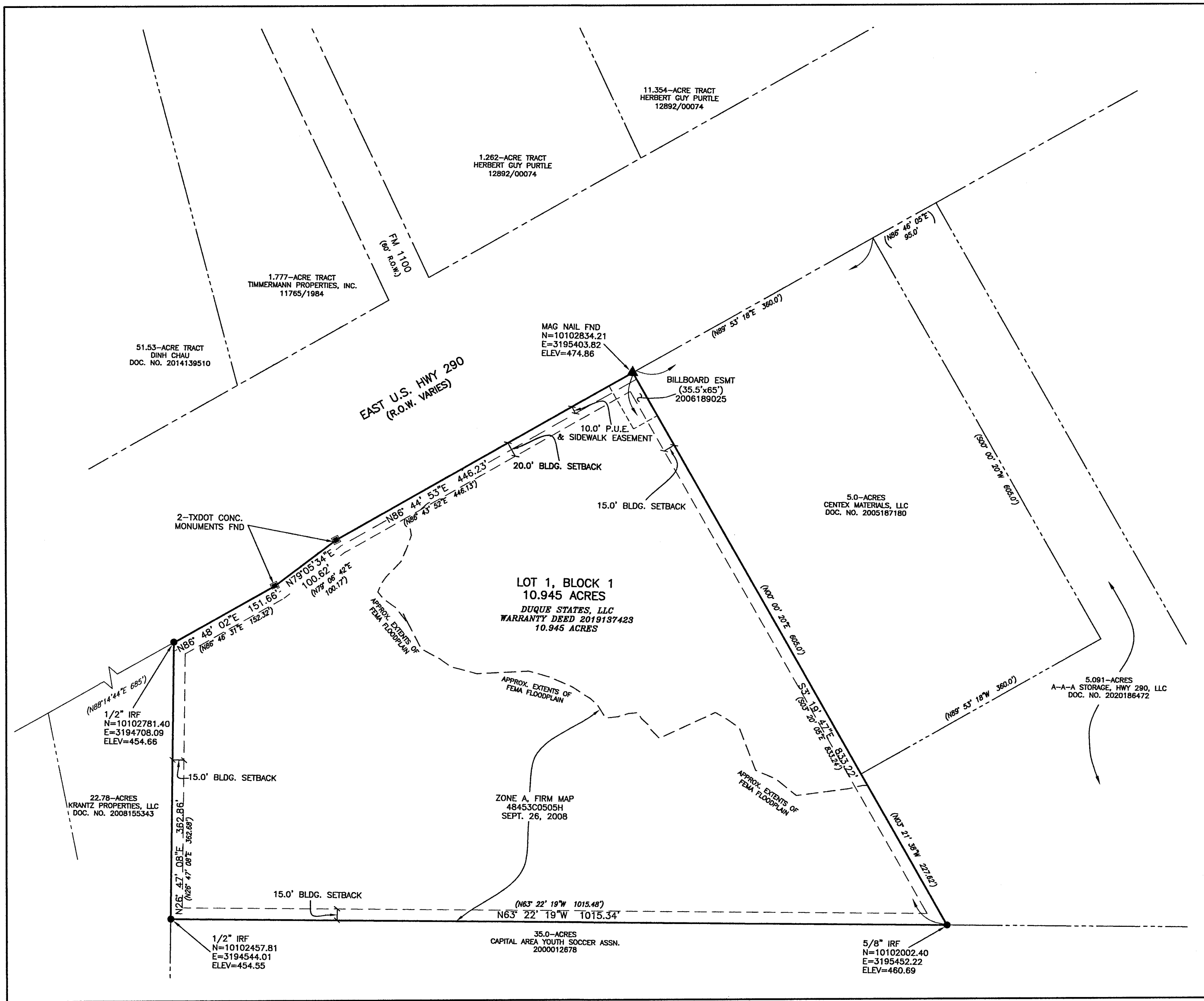


DUQUE ESTATES SUBDIVISION

LEGEND

- BOUNDARY LINE
- - - PROPERTY LINE
- - - RIGHT OF WAY LINE
- (XXX) PER RECORD
- (IRF) IRON ROD FOUND
- (IRS) IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT

NOTE:
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.



LOT ACREAGE	LAND USE
10.945 ACRES	C2 - MEDIUM COMMERCIAL

RECORD OWNER/DEVELOPER:
DUQUE STATES, LLC
2311 HOWARD LN
AUSTIN, TX 78728

ENGINEER/SURVEYOR:
I. T. GONZALEZ ENGINEERS
3501 MANOR RD.
AUSTIN, TX 78723
I. T. GONZALEZ, P.E. #41307
I. T. GONZALEZ, R.P.L.S. #2780

SHEET 1 OF 2
PLAT PREPARATION DATE: 05-02-2022

ITG I T Gonzalez
Engineers

SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD AUSTIN, TEXAS 78723
TEL:(512)447-7400 FAX:(512)447-6389

I.T.G. ENGINEERS PROJECT NO: P21.11.01.01

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